

## \$534,900 - 3520 105b Street, Edmonton

MLS® #E4440754

**\$534,900**

4 Bedroom, 3.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this beautifully maintained home located in the sought-after community of Duggan! This spacious property offers 4 bedrooms and 3 full bathrooms, a beautifully renovated kitchen, providing plenty of room for comfortable family living. Enjoy peace of mind with recent upgrades including a new roof in 2020 and a furnace and hot water tank installed in 2019. The home also features two full kitchens, ideal for large families, entertaining, or culinary enthusiasts. Situated on a quiet street with convenient access to Southgate Mall, the U of A, elementary schools, parks, shopping, and public transit—this home is a must-see!

Built in 1972

### Essential Information

MLS® #	E4440754
Price	\$534,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	3520 105b Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L1

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	5
Zoning	Zone 16

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Listing information last updated on June 10th, 2025 at 1:02am MDT